



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2022-1171, Version: 1

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of Sean Bitarafan to rezone property from C-1 (Local Commercial) District to MR-2 (Medium Density Residential-1) District to construct townhomes and single-family detached units, at 4226 Glenwood Road.

PETITION NO: N4. Z-22-1245421 (2022-1171)

PROPOSED USE: Townhomes and single-family detached units.

LOCATION: 4226 Glenwood Road, Decatur, Georgia 30032

PARCEL NO. : 15-187-06-048

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Sean Bitarafan to rezone property from C-1 (Local Commercial) District to MR-2 (Medium Density Residential-1) District to construct townhomes and single-family detached units. The property is located on northeast corner of Glenwood Road and Misty Valley Road, at 4226 Glenwood Road in Decatur, Georgia. The property has approximately 350 feet of frontage along Glenwood Road, 245 feet of frontage along Misty Valley Road and contains 1.55 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The zoning proposal is consistent with policy No. 9 of the Comprehensive Plan regarding housing variety and access, which states the goal of providing a variety of housing opportunities and choices to better accommodate the needs of residents. The density of the proposed development, a density that is greater than that which would be achieved through redevelopment of the site for single-family homes, is appropriate on Glenwood Road since Glenwood can provide good vehicular and bus access to amenities, schools, and employment destinations. At the same time, the development provides a step-down of density from Glenwood Road to the single-family residential development to the north. Therefore, the Department of Planning and Sustainability recommends “Approval, with conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 6-0-3. Vivian Moore moved, April Atkins seconded for Approval with four (4) conditions, per Staff recommendation, with a modification to condition #3 to read: “Applicant shall construct a sidewalk from the main entrance of the development on Misty Valley Road, along the east side of Misty Valley Road and on the north side of Glenwood Road, to the MARTA bus stop located approximately 131 feet west of the southwest corner of Misty Valley Road and Glenwood Road.” Jana Johnson, Gwendolyn McCoy and Tess Snipes abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-1-1.